

**2/06/06 - Monday, February 6, 2006**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

**Meeting of February 6, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Duax, Waedt, FitzGerald, Ms. Jensen, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski

1. **CONDITIONAL USE PERMIT (CZ-0602) “>**

Eau Claire Travel Shop has submitted a request for a>

Steve Millen, Thorpe, Wisconsin, appeared in support. No one appeared in opposition.

Mr. Vande Loo moved to approve the request. Mr. Waedt seconded and the motion carried.

2. **CERTIFIED SURVEY MAP (CSM-02-06) “ Hutchinson Technology Facility**

Ayres Associates has submitted a Certified Survey Map (CSM) with one lot not having direct access to a street for the Hutchinson Technology facility on the North Crossing. HTI is proposing to split the west portion of their property into 2 lots. This is to allow for separate financing of a future building on Lot 1. Staff recommended approval, with four conditions listed in the staff report.

No one appeared in support.

Mr. FitzGerald moved to recommend approval with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

3. **FINAL PLAT (P-19-05) “ Elk Ridge, Town of Wheaton**

Kim Gillette has submitted the final plat for Elk Ridge located at the northeast corner of 30<sup>th</sup> Avenue and 30<sup>th</sup> Street in the Town of Wheaton. This plat was reviewed under the provisions of City Code prior to the new Comprehensive Plan, which requires 1.5-acre lot minimums. All lots are approximately 5 acres or larger. The final plat has added one lot more than the preliminary plat. Only a small portion of the plat in the southeast corner is within the City™s plat review area.

**Plan Commission Minutes**

**Meeting of February 6, 2006**

**Page 2**

Mr. Duax moved to recommend approval. Mr. Waedt seconded and the motion carried.

4. **DISCUSSION “ North River Fronts Neighborhood Down Zoning**

Mr. Tufte presented a proposal from the North River Fronts Neighborhood to consider down zoning the residential areas of the neighborhood from R-4 to RM (Mixed-Residential) in the area north of E. Madison Street, and R-4 to R-2 in the residential area along Wisconsin and Galloway Street. Mr. Tufte noted on a land use map the properties which would become nonconforming with the new RM and R-2 zonings. Mr. Tufte suggested that an RM-P zone, which lowers the required lot area to 8,700 for multi-family conversion, would eliminate 7 of the 14 nonconforming lots created by the down zoning. He also noted on Wisconsin Street the high number of multi-family homes on the block. Incorporating the same planned ordinance would reduce the number of nonconforming lots by 1.

Bernie Trettin, 428 N. Farwell Street, appeared in support of down zoning. He stated the goal of the plan is to reduce density in the neighborhood, which currently has an 82% rental rate, the highest in the City. He requested that the Plan Commission not make any decisions at this time but allow him to go back and discuss the planned zoning with the neighborhood members.

Anne Dohm, 658 Galloway Street, noted there have been several new owner-occupied homes in the area and hoped the down zoning would provide some security that the neighbors know that density is protected. She also requested that the neighborhood be able to discuss a planned development rezoning to RM-P as suggested by staff. Their next meeting will be in March.

5. **DISCUSSION**

**A. Detached Accessory Garages**

Mr. Tufte presented a draft of a proposed ordinance amendment to allow consideration by conditional use permit more than one detached garage as an accessory use on a residential lot. He also presented a map showing the location and number of lots greater than one acre. The proposed ordinance also increases the allowed height of garage from 15<sup>TM</sup> to 18<sup>TM</sup> in height. A map was presented highlighting the number of lots greater than 1 acre. It was the consensus of the Plan Commission to prepare this draft for public hearing.

**B. Multi-family Design Manual**

The Plan Commission reviewed a revised draft of the Multi-family Design Manual, which removed the previous pages 5 and 6 and combined the important design elements onto page 10. The Plan Commission spent considerable time discussing page 5, #2, Building Orientation; in particular, the size of a front facing window. It was a consensus that a door light nor side window light would qualify to meet the desired design goal of providing vision to the front area of the house.

**Plan Commission Minutes**

**Meeting of February 6, 2006**

**Page 3**

and street. Comments were given to staff to research other communities and provide more visual figures in the draft, which would match the anticipated design sought by the commission and maybe provide some illustrations of what would not be acceptable to the commission. They also recommended the draft be submitted to some developers for comments.

**C. Pavement Standards “ Residential Lots**

Mr. Tufte presented a draft of possible ordinance amendments to create pavement standards as they apply to residential lots as discussed by the Plan Commission at their previous meeting. There were no changes and Mr. Tufte stated he would bring this ordinance to public hearing with the Multi-family Design Manual at a future date.

**MINUTES**

The minutes of the meeting of January 16, 2006, were approved.

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Laura Jensen, Secretary